



Vol 18 NO. 11/12

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Mutual 24

The View

from Vantage Point East

November/December 2020



-Photo by Fred Shapiro

President's Message

Happy Holidays

It is that time of year starting with Thanksgiving when the holiday season begins. We look forward to the New Year as we celebrate many religious customs. We may attend religious services and visit with family and friends. With the coming of a new year, we all have high hopes for good health and a positive outlook for the future. Although we all wish to be with family and friends during this holiday season, some of us may not be able to be with them because of the concerns we all have with the virus pandemic. Please remember to be safe and cautious during this joyous part of the year. Please invite your neighbors to share the spirit of the season with you so they will not feel alone.

We wish a safe journey to our "Snowbirds" who go south and to others who take vacations to warmer climates during the winter months. We look forward to seeing you back safe and sound in the spring. As a reminder to our non-snowbirds, we are asking individuals to not park on the east or west ends of the building near the exit to Leisure World Blvd. Signs have been installed which indicate we are going to dump all the snow in these locations.

Walking the ten floors of VPE during the holiday season, you can smell the delicious holiday food being prepared. Please use your kitchen exhaust fans or you may have your neighbors as company for dinner. If you do smell smoke in a hallway, please check whether it is from one of

(Continued on page 2)

Property Manager's Corner

ONLINE SHOPPING DELIVERIES- As we approach the holiday season, most of us will be placing more online orders. Help make sure you receive your package! Make sure you include your unit number and, if you're able, delivery instructions that include entering the building through the loading dock and deliver to the front door. If your package is left in the lobby or anywhere other than your front door, please make sure to report it. Our Office contacts carriers such as Amazon to report misdelivered packages but we are only able to do so during regular business hours.

SMOKING- Reports have been received regarding the smell of smoke in individual units. Please remember that smoking is not allowed by residents or guests. Also, smoking is prohibited within 20 feet of the building. Smoking is defined as use of any lighted legal or illegal products or devices such as vaping. Please do your part in maintaining a healthy environment for all of us.

FRONT DOOR CHANNEL- Since the Xfinity upgrade, the new channel to view the front door is 977. You can use this channel if you are expecting guests or to see if the mail is in by seeing if the "M" is up in the vestibule.

WATER LEAK DETECTORS- There was a recent incident in which the water supply line to the refrigerator leaked causing a lot of water damage. You can help reduce damages by purchasing water leak detectors. These alarms can be placed underneath sinks, behind refrigerators and in the furnace closet.

THANK YOU- As this year begins to wind down and we start to reflect on the difficulties we have endured, let's also remember the good things. On behalf of the VPE staff, I want to thank you for being supportive and understanding as we have had to change our daily routines. We are grateful to be working for a wonderful building and community, and we look forward to continuing to serve you in the upcoming year. Remember, even though these holidays might be a bit different, the love from your friends and family will still be the same!

-Cris M. Juarez, Property Manager

President's Message

(Continued from page 1)

the hall heating vents. Remember that our common area hallways have fresh air coming in from the roof. Nearby buildings and some VPE units do have fireplaces. Sometimes the building roof units do inhale some smoke.

Unfortunately, due to the pandemic limitations on crowd gatherings, there will not be a holiday season dinner sponsored by our own VPE Activities Committee this year unless there is some relaxation on how we may gather.

After almost eighteen years the building is beginning to show its age. As to the status of refurbishing the building, we are in the middle of a long-term process. We are evaluating the exterior of the building and the roof. This will enable us to plan when major repairs will be required.

As in past years, VPE has placed lovely plants as a decoration for this holiday season. We wish to remind all the residents that the VPE Board decided several years ago that there shall be no religious displays in any common area.

With the assistance of George Mason University, Leisure World has developed "Strategic Plan 2020-2030: Report and Recommendations." The 75-page report is available on the Leisure World website and may be available in the VPE office. I understand that it may be published as an addition to the *Leisure World News*. During the next year, the community will evaluate the report and decide what the next steps are to move forward on some of the recommendations.

The Board of Directors, office staff and maintenance staff wish you happy holidays and a safe and healthy New Year.

-Henry Jordan

VPE remembers
Jack Greaney
who recently passed away.

VPE wishes a speedy recovery to
Cynthia Snyder

September Board Actions

The Board approved:

- the ESSI Invoice in the amount of \$1,091.63 to replace the gear box on the upper west garage entrance gate arm. Funds to come from Replacement Reserves .
- The proposal from East Coast Building Services in the amount of \$3,500.00 to remove and reinstall pavers to rectify the water pooling on the patio of unit 102. Funds to come from General Maintenance.
- the Pepco invoice in the amount of \$2040.00 to perform required commercial power shut-down for electrical preventative maintenance. Funds to come from Contingency Reserves.
- the 2021 Draft Budget for distribution to Unit Owners for a 30-day review. The overall budget proposes an increase to Assessment income of 4.5%. The Board agreed to hold a virtual Budget Hearing on October 15, 2020.
- the McFall & Berry proposal in the amount \$1,245.00 for supply and installation of Gold Mop Cypress and Viburnum “Chindo” shrubs on the front left side of building. Funds to come from the Grounds Landscape.
- the proposal from East Coast Building Services in the amount \$2,500.00 for a two-man crew to survey and water test the identified leaking location at the penthouse. Funds to come from the General Maintenance.
- amending Administrative Resolution No 10, Payment of Invoices, by increasing the Property Manager’s approval amount from \$1,000 to \$1,500 effective September 24, 2020.

–Ann Ferren, Secretary

Financial Report—3rd Qtr.

Following is the unaudited VPE financial report through the third quarter (3Q20):

	Actual	Budget
YTD Total Revenue	\$1,351,226	\$1,314,477
Less: Transfer to Reserve	254,926	256,158
Net Revenue	\$1,096,300	\$ 1,058,319
Less: Total Expenses	1,086,201	1,077,686
YTD Surplus (Deficit)	\$10,099	(\$19,367)

The overall financial condition of the Association remains sound. The Association has been returning accumulated surplus to unit owners through lower condominium fees. This has resulted in a planned deficit but has not, to date, significantly affected the financial condition of the Association. Through the third quarter, the Association’s financial performance was ahead of budget, largely because of lower operating expenses.

Additional information may be obtained by attending the monthly Budget & Finance Committee meeting. Also, financial statements are available for examination in the Association Office by appointment with the Property Manager.

–Sid Sussan, Chair



Weichert Realtors is collecting again for the Toys for Tots Marine Corps Reserve program. As in years past, all types of NEW, Unwrapped toys are welcome: games, footballs, models to build, crafts, dolls, plush animals, books, coloring books, crayons, paints, Lego items, puzzles, etc.

In the many years that we have been collecting for this worthy organization, Leisure World residents have been very generous and creative with the gifts given. Residents look forward to the toy drive and we are grateful for your support..

Approximately, on Nov. 24, the collection boxes will be located in the lobby of the Administration Building near the Weichert, Realtors desk, next to the post office.

All are welcome to donate. We appreciate everyone's help. The **LAST DAY** to bring items will be **Dec. 12**. We love seeing the boxes fill up, but if someone would prefer, you can donate online: <https://germantown-md.toysfortots.org>.

–Marilyn Chmielewski—301-438-3259 home, best number - 301-598-4222 office

A Halloween at VPE



The VPE Activities Committee distributed Halloween treats in the lobby.

—Photos by Marti Iacono



Meter Matters

*The meter was red as time had expired
In the rush of the season we knew you'd be
tired;
A parking ticket would just make you blue
In the holiday spirit this would not do;
So during this time of friendship and good cheer
Season's greetings to you and best wishes all
year.*

During the holiday season several years ago, I found a card with this message under my windshield wiper. The card bore the imprint of the Montgomery County Dept. of Public Works and Transportation, Division of Traffic and Parking Services. The funny thing was, the meter had not expired. Did the meter maid drop in a few coins?

—Ruth Gutstein

Thanksgiving: Actual or Virtual

The Center for Disease Control and Dr. Anthony Fauci have said that we may have to forgo family gatherings this Thanksgiving. However, if you insist on gathering no more than 10 different people together, it is recommended that the event be held outdoors. It could be on a patio, around a fire pit, inside an open garage or on your balcony with the windows open. Guests should wear masks, except when eating, and they should keep social distancing, especially guests that are not part of your personal "pod." It is also recommended that guests go through a 14-day self-quarantine and then take a test a few days before Thanksgiving to make sure they are negative.

If the arrangements for people to join together in person are too difficult and risky, then consider a virtual dinner. Guests can use Zoom, Skype, or Facetime on an iPhone to join together. A place at the head of the table can be reserved for a laptop computer or cell phone. Guests can take turns talking and being displayed on the device.

The virtual guests would have to provide their own food, either by cooking or buying a take-out Thanksgiving dinner (Perrie, LLC offers a delivery or pickup on Wednesday, November 25 of a complete dinner for \$35 per person). I already have my frozen Stouffer's Roast Turkey dinner with stuffing and mashed potatoes in my freezer plus a can of Ocean Spray cranberry sauce in my refrigerator. For dessert I have a Marie Callender's frozen pumpkin pie in my freezer.

My son, who lives in Silver Spring, has purchased a fire pit which he wants to use on his patio to bring together his college age kids and me and maybe a few close friends. The final decision rests on the weather. I'll have to think carefully about whether or not to join the fire pit festivities or stay at home and microwave my frozen dinner.

So, what are you going to do for Thanksgiving?

–Barbara Eisen



The Halloween Tree –Photo by Gloria Brown

Please let the **VPE Sunshine Committee** know of any ill, bereaved or new residents who should be acknowledged. Call Marilyn Jordan (301) 598-0174 or Barbara Eisen (301) 598-8658.

VPE Holiday Gift Fund Ad-Hoc Committee

Our community is very fortunate to have a wonderful staff that sees to all of our needs. Our property management staff (**Cris Juarez and India Cox**), maintenance staff (**Michael Offutt and Edgar Davila-Diaz**), and cleaning staff (**Manuel Ramos, Marlene Maradiaga and Sandra Rodriguez**), all deserve generous recognition for the excellent job they do for us throughout the year. You will be receiving flyers mid-November with details of the annual VPE Holiday Gift Fund collection. If you would like to participate, please place your check made payable to "**VPE Holiday Gift Fund**" in an envelope and deposit it in the locked box in the Association Office **by 3:00pm Monday, December 14, 2020**. Your generosity is greatly appreciated!

Ideas and Proposal for VPE Walkers Challenge

As VPE residents know, in these times of the pandemic most of our normal scheduled building activities have had to be curtailed for safety reasons. Some monthly meetings have continued via ZOOM, and the Activities Committee has been holding weekly informal Come Chats on the Terrace, weather permitting. It was at one of these Chats where new residents Phil and Paula Roark proposed an activity based on one they participated in while living in California: a virtual walk.

Phil and Paula enthusiastically described this 1,000 mile virtual walk from one end of California to the other. They paid a fee to register online, received a t-shirt, met up regularly via Zoom for Wine and Whine(ing), and part of the registration fee went to a charitable cause. The Roarks thought this was an idea we could adapt here at VPE, proposed it to the Activities Committee and thus the VPE Walkers Challenge was born.

Activities Committee member Kathi Carlson met with Phil to organize this activity and came up with a simple plan:

1. The VPE Walkers Challenge would begin October 1 and end December 31.
2. The destination selected was the Liberty Bell in Philadelphia, about a 137 mile walk.
3. Participants would walk as they always do, singly or with their usual walking buddies. There would be no attempt to walk as a single group at a scheduled time.
4. Walkers would be responsible for tracking their weekly miles and emailing their totals to Phil every Friday.
5. Phil would input the miles onto a spread sheet and email the results weekly so participants could see how they were doing individually and as a group.
6. Participants voted to make a contribution to the Manna Food Bank at the conclusion of the Walk, the amount to be left up to each participant.
7. 7. As weather permits, walkers can meet on the Terrace on Fridays at 4:00 pm to share stories and socialize. Masks and social distancing are required.

While formulating the plans for our VPE Walkers Challenge Phil and Kathi debated on a destination. How far do our VPE residents walk per week on average? They wanted a destination that was a challenge but not so much so that it would discourage people from participating. They felt a modest expectation was 10 miles per week, so they multiplied that by the number of weeks of The Challenge, looked at a map and drew a circle with VPE at the center and ended up at The Liberty Bell.

By the starting date nineteen residents had signed up! After only a few weeks of walking Phil reports that several participants have not only passed Baltimore but are coming up on the Susquehanna River, which means they are almost halfway to The Liberty Bell. It would seem that for some walkers our modest goal was just that: modest!

The whole idea of The Walkers Challenge is to have fun, engage in friendly competition, get regular exercise and contribute to a good cause, and everyone, no matter how far they walk per week, is engaging in exactly that.

Please note that new walkers are welcome to join in at any time. If interested email Phil Roark at pwroark@aol.com with your name and contact information and start reporting your weekly miles. The more walkers the merrier!

–Kathi Carlson

VPE remembers our veterans from all eras, for their service and sacrifices. Thanks!



VPE Walkers Take the Challenge



Walkers congregate on the veranda to share stories and socialize..

—Photos by India Cox



COMMITTEE/BOARD MEETINGS

Notices will be posted or members called when committee meetings are able to resume.

Stay safe!



Important!

All electronic submissions for *The View* should be sent to:

lenirenesil@comcast.net
and
tom@mcgrathusa.net

Submitting to any other email chances that your article will not be considered for publication.

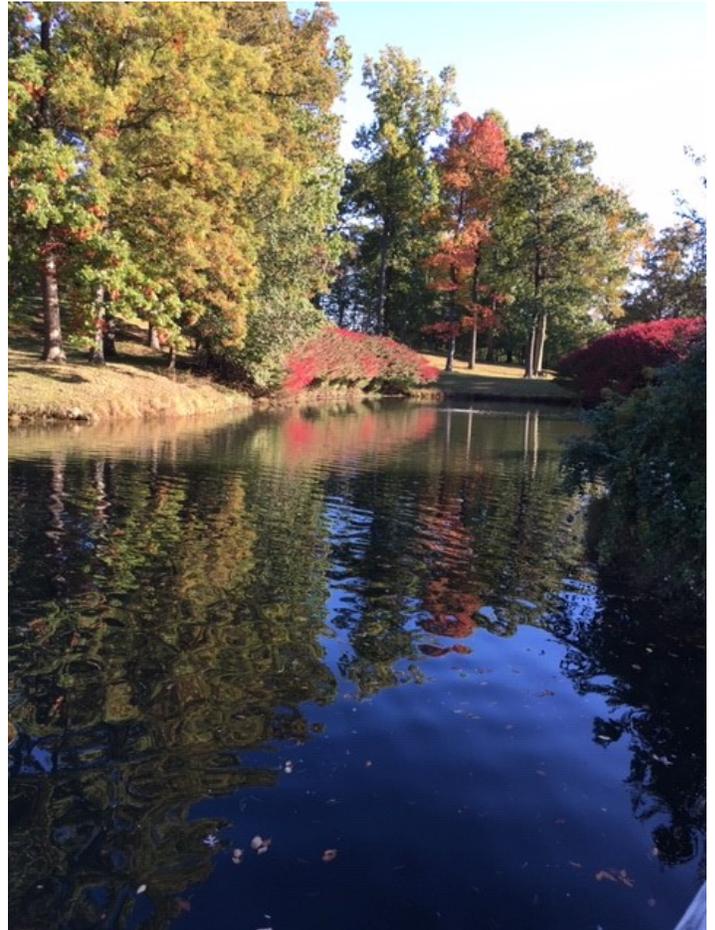
Building and Grounds

Zoom meeting: We briefly discussed the proposals for the evaluations of the roof, facade, and garage; and we put off any decision until next month. We also discussed the Dynalectric proposal for replacement of fire devices and put off final decision until we get the rest of the information we need. The main item on the agenda was the HVAC proposals (we have three), but the only proposal that was exactly what we asked for was from PPD. We are leaning towards the PPD proposal for residential and giving the proposal for the common areas to another company. We will make the final decision at our November meeting.

—Marvin Wolf, Chair

***The View* is bi-monthly for now.**

Residents may notice that this issue of *The View* is for November/December. The next issue will be in January. Calendars may be available for each month if there are meetings and activities to list.



One of the ponds behind the Greens

—Photo by Ruth Gutstein



***The View* Crew**

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